(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/06 12:27 2 pgs
Fees:13.00 Taxes:166.50

20060711-0083196

21793

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Doris E. Richardson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF July, 2006.

(Affix Seal) Notary Public

My Commission Expires: _____

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 30, 2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Terry J. Richardson and wife, Doris E. Richardson	New Owner	Map and Parcel 162-09-0-C70.900CO
711 Apple Court		
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY F. THOMPSON, an unmarried person, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto TERRY J. RICHARDSON AND WIFE, DORIS E. RICHARDSON, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

BEING Unit No. A, located on Lot No. 21 on the Plan of Cedarwood Condominiums, Phase III, (Revised) of record in Plat Book 5200, page 349, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

BEING the same property conveyed to Mary F. Thompson by Warranty Deed from F.A.S. Builders, Inc., a Tennessee corporation, of record in Book 5784, page 896, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2006 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 162-09-0-C70.900CO.
b. All matters appearing on the Plan of Cedarwood Condominiums Subdivision, Section Six, of record in Plat Book 5200, page 349, Register's Office for Davidson County, Tennessee.
c. Master Deed Establishing a Horizontal Property Regime of Cedarwood Condominiums of record in Book 5707, page 121, as amended in Book 5720, page 912 and Book 5776, page 741, said Register's Office.
d. By-Laws of Cedarwood Condominium Association, Inc. of record in Book 5707, page 167, said Register's Office.
e. Regulatory Agreement of record in Book 5720, page 918, and Book 5776, page 747, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 711 Apple Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 5th day of July, 2006:

Mary F. Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named MARY F. THOMPSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of July, 2006.

Notary Public

My Commission Expires: _____

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 30, 2010